



2013 Annual Plan

A One-Year Implementation Plan for
Neighborhood Revitalization

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As set forth in 24 CFR Part 91, the U.S. Department of Housing and Urban Development (HUD) requires jurisdictions to incorporate their planning and application requirements into one plan called the Consolidated Strategy Plan. A Consolidated Plan was adopted in August 2010 for fiscal years 2010 - 2015. An Annual Action Plan for FY 2013 - 2014 has been prepared in accordance with the 2010 – 2015 Consolidated Plan as required by the U.S. Department of HUD.

The City's proposed allocation for FY 2013 - 2014 consists of a total \$1,244,733 in projected support from the following programs: (1) Community Development Block Grant (CDBG) - \$905,642; (2) HOME Investment Partnership (HOME) - \$339,045.

The activities and programs described in the Annual Action Plan are aligned with the Strategic Plan, as outlined in the 2010 – 2015 Consolidated Plan. The Annual Plan for the 2013 – 2014 Fiscal Year will place considerable emphasis on improving housing and neighborhoods and leveraging entitlement funds.

This plan was developed using an effective citizen participation process in compliance with the regulations set forth in 24 CFR Part 91. A copy of the comments that were received is incorporated into this document. The City's Community Participation Plan encourages and empowers citizens to participate in the development of viable urban programs. Community forums, Technical Assistance Workshops and two public hearings were held to obtain the views of citizens on housing and community development needs and the funding of proposed activities. The City utilized the public input received to help establish strategies and priority needs to guide the development of the Annual Plan.

The following is the proposed FY 2013 - 2014 Annual Action Plan, which identifies the method of distributing HUD funds, and outlines the City's overall housing and community development needs and strategies.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

Objective 1.1: Improve the condition of housing for low-income homeowners.

Strategy 1.1.2: Provide minor repairs / ABR housing rehabilitation for low-income homeowners.

Objective 1.2: Increase the viability for potential homeownership opportunities.

Strategy 1.2.1: Provide assistance for down-payment, closing cost, and principle reduction to low-income homebuyers.

Strategy 1.2.2: Provide financing for new construction development, of single family homes for purchase by eligible low-income homebuyers.

Strategy 1.2.3: Coordinate with the Housing Choice Voucher Program (HCVP) to identify homeownership opportunities through their subsidized funds.

Objective 1.3: Increase the number of affordable housing units available on the market in Tyler.

Strategy 1.3.1: Investigate alternative housing types for development in Tyler to enhance affordability in housing.

Objective 1.4: Decrease the number of vacant substandard housing units within the City of Tyler.

Strategy 1.4.1: Continue current code enforcement efforts.

Strategy 1.4.2: Continue demolition and clearance of vacant dilapidated structures.

Objective 1.5: Improve the condition of housing for low-income renters.

Strategy 1.5.1: Identify funding for Tenant Based Rental Assistance.

Objective 1.6: Strengthen the capacity of non-profit housing providers.

Strategy 1.6.1: Identify non-profit providers to participate in the CHDO Program or participate in affordable housing programs.

Non Housing Goals

Goal 2: Improve living conditions in Tyler by addressing non-housing community development needs over a five-year period.

Objective 2.1: Address infrastructure and public facility needs in the CDBG eligible areas of Tyler.

Strategy 2.1: Provide funding for infrastructure improvements including public facilities, streets, drainage, sidewalks, water improvement, and lighting in designated target areas.

Strategy 2.1.1 Provide funding for construction of street, curb, gutter, sidewalk, water and sewer infrastructure improvements

Objective 2.2: Address community needs through community-based public service programs.

Strategy 2.2: Provide funding for services to seniors, at risk adults, youth and children including educational programs, and programs related to the prevention of chronic diseases.

Objective 2.3: Strengthen the collaboration with homeless providers to supply a continuum of services.

Strategy 2.3.1: Attend meetings, conferences, seminars, and outreach activities that support homeless efforts.

Strategy 2.3.2: Provide staff assistance for subcommittees, homeless counts, and Continuum of Care development.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Tyler has continued to make great progress in accomplishing community development activities in recent years. Some activities have been delayed for various administrative reasons, shortage of contractors, staff turnover, and limited available resources and funding. The City is aware of these constraints and has made progress in improving the management of the federally funded programs. Significant progress was made in designing, processing, and gaining approval for a number of projects. These projects and others are now underway and are anticipated to be completed in this fiscal year. With regards to non-housing issues, the City was fortunate to benefit from the combined efforts of numerous non-profit organizations that provided direct services to families for basic human needs. These organizations were able to assist hundreds of low-income individuals by leveraging CDBG funding with other funding sources. The City was also able to accomplish its goals of providing supportive assistance and facilitating collaborative efforts amongst local providers.

The activities and strategies addressed in the City's Action Plans have made positive impacts on low-income participants and the efforts to revitalize declining neighborhoods. New construction and rehabilitation efforts initiated by the City, Habitat for Humanity, developers, and Tyler Community Homes in older neighborhoods have sparked private investment in areas of the City that have experienced limited new development activities. Public facility improvements have increased neighborhood appearance and accessibility, in addition to increasing the quality of life for low-income

residents. Public services have been provided with a focus on activities for youth and special need populations, including illiterate adults and disabled individuals.

The City is currently meeting its expected annual performance measures for Code Enforcement, Demolition, Public Services, and Public Facility projects. The use of federal funds for demolition has resulted in dilapidated and dangerous structures being removed, resulting in increased safety and community appearance. Code Enforcement activities provided in low-income neighborhoods has resulted in the elimination of hundreds of code violations. Due to the success of these federally funded initiatives, the City has further expanded its code enforcement efforts with the creation of a code enforcement task group that is funded with local funds.

While the City is not able to directly or fully fund all of the homeless programs, local non-profit organizations have been able to continue their services through other state, local, and federal funds. Additionally, progress was made in the City's initiative to provide affordable housing to low to moderate income citizens.

The City has assessed the effectiveness of its performance in the achievement of its overall five-year strategies, objectives, and priorities; and has concluded that while the City is currently meeting its expected annual performance measures in some areas, the need still exists for the City to develop new strategies to achieve all of its proposed goals in the coming year. Due to the redevelopment and streamlining of program guidelines and procedures, it is anticipated that the next program year will result in full implementation of the City's homeownership programs. This effort should ensure that the City will be able to achieve substantial progress in meeting its affordable housing goals.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

The public participation process that ultimately led to the development and completion of the City's 2013 – 2014 Annual Plan provided valuable input and citizen comments regarding the lack of affordable housing and critical public service and homeless needs of low-income and moderate-income residents.

A series of community forums and technical workshops (a total of two community forums / public meetings and two technical assistance workshop sessions) were held during the initial development phase. Public notice of the meetings was publicized in local newspapers in accordance with the Community Participation Plan. In accordance with HUD's initiative to increase the involvement of citizens, especially those of lower-income, in the planning and development stages of the Annual Plan, forums and workshops were held at accessible and convenient locations including the City of Tyler Glass Recreation Center, City of Tyler Media Center and City of Tyler Neighborhood Services

Department. Attendance at the public forums and technical workshops included residents and representatives from non-profit organizations, City departments and staff from the City of Tyler.

Meetings were held at handicapped accessible and convenient locations during daytime and nighttime hours with a bi-lingual person (staff) present in order to accommodate and encourage the attendance of non-English speaking individuals, persons with disabilities, and low-income individuals.

The meetings were opened with a presentation outlining the need and purpose of the public meetings and technical workshops and the requirements for the 5-year Consolidated Plan and Annual Plan. Information was provided regarding the City's existing and proposed programs, the availability of funding for affordable housing programs, and public services. A brief review was given regarding the proposed goals and objectives to be included in the 2013 Annual Plan.

The meetings were then opened to participants' comments, questions, and discussion and to receive comments on the Annual Plan processes, community needs, and eligible projects and activities. City staff responded to comments with general information about the City's affordable housing programs, the homebuyer assistance program, the funding of public service agencies, the availability of Housing Vouchers for low-income renters, and the progress made on various public facility and infrastructure projects. Residents who desired more specific information were invited and encouraged to contact staff after the meeting or at a later date. The technical workshops provided information to potential applicants of housing and public service project financing in FY 2013. The forums and workshops were closed after all comments were received and the meetings adjourned.

The Notice of Public Hearing and Request for Citizen Input for the City of Tyler 2013 - 2014 Annual Plan was published in the Tyler Morning Telegraph newspaper beginning July 2 - August 3, 2013. This notice provided the public with a 30-day comment period prior to the final approval of the Annual Plan on August 14, 2013. The proposed FY 2013 Annual Plan and the 2010 – 2015 Consolidated Plan adopted in August 2010 were available for viewing at the Neighborhood Services building located at 900 W. Gentry Parkway beginning July 1, 2013.

The proposed FY 2013 Annual Plan was presented in an advertised Public Hearing at the July 24, 2013 City Council meeting with the request for City Council to provide direction on the plan prior to final approval.

The final Public Hearing and approval by the Tyler City Council was August 14, 2013. All comments received from the public will be addressed before submitting the plan to the U.S. Department of Housing and Urban Development.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

The final Public Hearing and approval by the Tyler City Council was August 14, 2013. No comments were received.

6. Summary of comments or views not accepted and the reasons for not accepting them

The final Public Hearing and approval by the Tyler City Council was August 14, 2013. No comments were received.

7. Summary

The City has assessed the effectiveness of its performance in the achievement of its overall five-year strategies, objectives, and priorities; and has concluded that while the City is currently meeting its expected annual performance measures in some areas, the need still exists for the City to develop new strategies to achieve all of its proposed goals in the coming year. Due to the redevelopment and streamlining of program guidelines and procedures, it is anticipated that the next program year will result in full implementation of the City's homeownership programs. This effort should ensure that the City will be able to achieve substantial progress in meeting its affordable housing goals.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	TYLER	
CDBG Administrator		
HOPWA Administrator		
HOME Administrator		
HOPWA-C Administrator		

Table 1 – Responsible Agencies

Narrative (optional)

City of Tyler will coordinate and administer the identified goals, objectives, and strategies discussed in this document through its Neighborhood Services Department. The City will utilize and administer its CDBG, HOME, and other local, state, and federally-funded programs (as available) to support numerous affordable housing programs and other community development activities to assist low-income citizens and revitalize declining neighborhoods. The City will also consider and offer letters of support when appropriate to other organizations and agencies seeking grant or state/federal funding. The staff in the Neighborhood Services Department shall act as liaisons to coordinate with volunteer groups who offer free labor assistance to low-income homeowners, other public and private groups providing housing assistance, and public and private groups who provide supportive services to low-income families. In addition, the City will continue to provide technical assistance and funding of health and public services as funds are available.

Consolidated Plan Public Contact Information

This plan was developed using an effective citizen participation process in compliance with the regulations set forth in 24 CFR Part 91. A copy of the comments that were received is incorporated into this document. The City's Community Participation Plan encourages and empowers citizens to participate in the development of viable urban programs. Community forums, Technical Assistance Workshops and two public hearings were held to obtain the views of citizens on housing and community development needs and the funding of proposed activities. The City utilized the public input received to help establish strategies and priority needs to guide the development of the Annual Plan.

Brenda Johnson, Director of Neighborhood Services- bjohnson@tylertexas.com - (903) 531-1303

AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

The development of the 2013 Action Plan included many opportunities for citizen and stakeholder input. During March 2013, two public hearings were held to provide an overview of the Plan process and to take input. On May 1 through July 3, 2013 the Request for Proposal Committee reviewed, scored and made funding recommendations for the CDBG and HOME public service funds for the 2013 program year. A public hearing was held on July 24, 2013 to gather input on the draft 2013 Action Plan, along with a 30-day public comment period on the draft plan. Comments could also be made at the August 14, 2013 City Council meeting in which the 2013 Action Plan was considered for adoption.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The City’s 2010 - 2015 Consolidated Plan Non-Housing Objective 4 included objectives and specific strategies related to meeting the needs of homeless and populations with special needs, including efforts related to ending chronic homelessness. A major component of the City’s strategy includes the continued participation in the Texas Balance of State CoC and support of the various agencies and organizations that provide supportive services and emergency, transitional, and permanent housing. The City will continue with these efforts as described in the Consolidated Plan and specific objectives contained in the 2013 - 2014 Annual Plan.

Objective 2.3: Strengthen the collaboration with homeless providers to supply a continuum of services.

Strategy 2.3.1: Attend meetings, conferences, seminars, and outreach activities that support homeless efforts.

Output: Attend at least 3 meetings and support at least one outreach effort.

Outcome: A clear understanding of issues surrounding homelessness and possible solutions.

Strategy 2.3.2: Provide staff assistance for subcommittees, homeless counts, and Continuum of Care development.

Output: At least one staff member will participate on one subcommittee and assist with homeless counts.

Outcome: Increased participation by the City of Tyler in the homeless continuum of care process.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Tyler does not receive ESG funds. The City through the Salvation Army and East Texas Crisis Center receives supportive housing grants.

Describe consultation with the Continuum(s) of Care that serves the State in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City of Tyler did not apply for ESG funds. Consultation with Texas Balance of State CoC takes place with PATH, Salvation Army, Gateway to Hope and Mayor's Veteran Roundtable to end homeless for the City's jurisdiction. The Texas Balance of States CoC administers the operations of the HMIS system.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	TYLER
	Agency/Group/Organization Type	Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Health Agency Child Welfare Agency Other government - Federal Other government - State Other government - County Other government - Local Regional organization Planning organization Business Leaders Civic Leaders Grantee Department Neighborhood Organization Private Sector Banking / Financing

<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy Lead-based Paint Strategy</p>
<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>The City of Tyler traditionally funds a variety of housing, community services, economic development, public improvement, community facility, and homeless service programs through the Community Development Block Grant, and HOME Investment Partnership Program. The Housing Market Analysis and Housing and Homeless Needs Assessment highlighted areas where pressing needs are present in the community. The Strategic Plan provides a basis for funding decisions for FY 2010 and through FY 2015, the 5-year span of this Consolidated Plan. An overview was ranked by general categories. These priorities were determined in part through public input received during Consolidated Plan Public Hearings held March 2010 and Consolidated Plan and Fair Housing Inpediment Analysis Public Forums September 2009. Surveys were also completed by various constituencies involved in homelessness, elderly and special needs services, health services, and youth services with the assistance of non-profit organizations during the aforementioned periods. The survey was also available for completion on the internet.</p>

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

All applicable agencies types were consulted.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Texas Balance of States	The efforts to end homelessness including chronic homelessness overlap. Providing affordable housing to homeless persons and special needs populations also overlap.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

The City benefits from having a relatively small group of non-profit organizations specializing serving certain populations.

The City has worked diligently to foster and develop strong relationships with its organizations that provide housing and supportive services to low income and special needs populations. City staff are accessible to its providers of housing and services and the City works to make the CDBG and HOME application processes transparent. In recent years, the City has been very proactive in implementing policies and programs that remove barriers and support the provision of needed housing and services, such as the establishment of a land bank, streamlining the development process and implementing fee waivers for affordable housing development. These efforts will continue during the next action plan period and through the Consolidated Plan period.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

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Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response/ attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/ broad community	The meetings were not attended by the public and there were no responses directly related to meeting.	Comments received were related to the funding amounts and were received by the agencies applying for funding.		
2	Newspaper Ad	Non-targeted/ broad community	There were no responses directly related to the newspaper ad.	There were no comments directly related to the newspaper ad.		
3	Internet Outreach	Non-targeted/ broad community	There were no responses.	There were no comments.		http://www.cityoftyler.org/Departments/NeighborhoodServices/UpcomingEvents.aspx

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

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Priority Table

Annual Action Plan
2013

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	905,642	0	22,653	928,295	50,000	CDBG funds will be used for admin and planning, housing rehabilitation, ABR, Homebuyer Assistance, public services, code enforcement, demolition and public facilities.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	339,091		482,078	1,017,169	200,000	HOME funds will be used for admin and planning, public services, public facilities, acquisition, homebuyer assistance, homeowner rehab/reconstruction, and new construction for home ownership. Anticipated PI will be generated from sale of homes to first time homebuyers that are constructed with HOME dollars.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Other sources of funding expected to be received within the region are HUD Housing Choice Voucher Program, Section 202, Low-Income Housing Tax Credit (LIHTC), Federal Home Loan Bank, FEMA, State funds, private lender financing, private foundation funds, non-profit organizations, for-profit developers, and local contributors.

Development and planning of programs eligible to receive federal funding will be approached with the concept of maximizing the extent of the federal dollar commitment with the least actual dollar commitment required to make the project feasible. Leveraging will also be accomplished through coordination of programs with non-profit and for-profit partners and volunteer work groups providing labor and assistance.

The region's HOME Program match requirement for FY 2013 remains at 50%. Accordingly, the City will consider funding projects that require local matching funds. Possible sources of local match include:

- City general and other local funds,
- City or County donated properties,
- City donated services as allowed by HUD in a Cost Allocation Plan,
- Locally-funded infrastructure,
- Funds provided by local Community Development Corporations,
- Funds provided by other local non-profit housing organizations,
- Administrative costs, program delivery costs, and actual program expenses provided by non-profit organizations as supportive programming,
- Funds provided by private lending institutions,
- Private investment, and
- Value of volunteer labor

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

For many years, the City of Tyler has been involved in identifying and addressing community needs for affordable housing, neighborhood revitalization, and the improvement or expansion of public services through varying projects involving federal housing programs, non-profits entities, and City initiatives.

The City of Tyler proposed and has implemented a coordinated program, Housing Infill Program (HIP) whereby the City will be the lead entity among Smith County through its Tax Assessor-Collector, Tyler Independent School District, and Tyler Junior College, that is designed to identify and utilize tax foreclosed properties to address affordable housing and neighborhood revitalization.

The program will implement a strategic plan within the city limits that includes five target areas in which efforts will be focused to identify properties that will support affordable housing, homeownership opportunities, neighborhood revitalization, return of properties to productive tax paying status, and public facilities improvements in declining or revitalized areas. It is anticipated tht the program will include in various degrees the involvement of local, state or federal funding sources, local non-profit agencies, and area builders.

Instrumental to the success of the program is the Interlocal Agreement that has been voted upon by all of the taxing entities, the City of Tyler, Smith County Commissioner, the Tyler Independent School District Board of Trustees, and the Tyler Junior College Board of Trustees. Together with our other Partners in the Interlocal, including the Tax Assessor Collector Office, and the tax attorneys for the taxing entities, it is anticipated this coordinated program will be a needed benefit to the communtiy.

Discussion

See above comments.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Suitable Living Environment	2013	2014	Non-Housing Community Development	District 4	Suitable Living Environment	CDBG: \$490,721	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit: 2376 Households Assisted Public service activities for Low/Moderate Income Housing Benefit: 112 Households Assisted Buildings Demolished: 25 Buildings Housing Code Enforcement/Foreclosed Property Care: 200 Household Housing Unit
2	Decent Housing	2013	2014	Affordable Housing		Decent Housing	CDBG: \$233,793 HOME: \$305,182	Public service activities for Low/Moderate Income Housing Benefit: 2 Households Assisted Homeowner Housing Added: 3 Household Housing Unit Homeowner Housing Rehabilitated: 25 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted

Table 6 – Goals Summary<TYPE=[text] REPORT_GUID=[9B4786E64DDAC839A8E119B13CB7DB46]>

Goal Descriptions

1	Goal Name	Suitable Living Environment
	Goal Description	Funding required to meet the objectives would come from the CDBG and HOME Program entitlement grants. Proposals for the development of partnerships with private developers and homebuilders should include private financial participation on the part of the partners to leverage federal funds.
2	Goal Name	Decent Housing
	Goal Description	Funding required to meet the objectives would come from the CDBG and HOME Program entitlement grants. Proposals for the development of partnerships with private developers and homebuilders should include private financial participation on the part of the partners to leverage federal funds.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

The number of extremely low-income, low-income, and moderate-income families the City of Tyler expects it will serve is estimated to be 33.

AP-35 Projects – 91.220(d)

Introduction

The City of Tyler will address needs within the community based on the jurisdiction's identified housing and community development needs, priorities, goals and strategies from its most recent Consolidated Plan; and to stipulate how CDBG and HOME funds will be allocated to housing and community development needs in the community.

The City has proposed allocation for FY 2013 - 2014 consists of a total \$1,244,733 in projected support from the following programs: (1) Community Development Block Grant (CDBG) - \$905,642; (2) HOME Investment Partnership (HOME) - \$339,045.

#	Project Name
1	CDBG/HOME Admin
2	Public Service Activities
3	Clearance/Demolition
4	Code Enforcement
5	Housing Rehabilitation
6	New Construction/ Reconstruction
7	Homebuyer Activities
8	Public Facilities
9	Habitat for Humanity

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The lack of adequate and sustained financial resources was identified as a primary obstacle to meeting underserved needs. This is evidenced from the reports of local service providers that existing financial resources have been reduced, while the requests for services have greatly increased, resulting in a significant burden in maintaining their capacity to provide services adequate to meet the needs of their program participants. The lack of a coordinated intake and referral system, with committed and collaborating non-profit partners sharing information and resources, continues to be a challenge in Tyler.

The City will continue with efforts to support and facilitate supportive services provided by non-profit organizations. Additionally, the City has committed \$40,000 in CDBG Public Service funds to assist four local non-profit organizations to provide educational services, child counseling services, addressing teen truancy, and daycare opportunities for low- moderate-income families.

The City has committed \$10,000 in CDBG Public Service funds for homebuyer education efforts that provides homebuyer education counseling seminars. The City continues to provide information in both

English and Spanish as needed to all program applicants and participants. It is anticipated that more than 75% of the individuals that will receive homeownership counseling and homebuyer assistance will be minorities.

Because the HOME Program funds are only to provide assistance specifically for affordable housing activities and projects, the City may not utilize HOME Program funds to assist in the implementation of projects or activities to address the identified non-housing needs. The focus of efforts will therefore be to encourage and support the projects and activities of other organizations and entities. The City will also make every attempt to design and develop affordable housing projects that will maximize leveraging funding from other sources and organizations. Additionally, the City will make every effort to obtain other sources of funding in support of the adopted objectives.

The City of Tyler has CDBG and other funding sources that may be utilized to support non-housing community development needs, including the provision of public services, public facilities, program administration, demolition and clearance, and other CDBG eligible activities. These funds and services will be expended on priority community needs as described in the Consolidated Plan and each Annual Plan.

Projects

AP-38 Projects Summary

Project Summary Information

1	Project Name	CDBG/HOME Admin
	Target Area	
	Goals Supported	Suitable Living Environment Decent Housing
	Needs Addressed	Suitable Living Environment Decent Housing
	Funding	CDBG: \$181,128 HOME: \$33,904
	Description	Administration of CDBG/HOME Programs and other eligible activities that benefit low-income citizens, with services provided by staff, contractors, non-profits, and/or consultants for management, planning, and capacity building activities.
	Planned Activities	Planned activities includes those that benefit low-income citizens, with services provided by staff, contractors, non-profits, &/or consultants for management, planning, and capacity building activities. Cost include, but are not limited to, operating expenses, salaries, wages, and related costs of staff engaged in program administration.
2	Project Name	Public Service Activities
	Target Area	
	Goals Supported	Suitable Living Environment
	Needs Addressed	Suitable Living Environment
	Funding	CDBG: \$50,000
	Description	Operating expenses of non-profit organizations that provide eligible health and human services to low-income residents.

	Planned Activities	Provide funding to Literacy Council, Children's Advocacy Center, Tyler Day Nursery, City of Tyler Homebuyer's Program, and City of Tyler Municipal Court
3	Project Name	Clearance/Demolition
	Target Area	
	Goals Supported	Suitable Living Environment
	Needs Addressed	Suitable Living Environment
	Funding	CDBG: \$80,000
	Description	Funds to be utilized for removal of dilapidated structures and clearance activities (including direct costs and project delivery costs).
	Planned Activities	Decrease the number of vacant substandard housing units within the City of Tyler by continuing the demolition and clearance of vacant dilapidated structures.
4	Project Name	Code Enforcement
	Target Area	
	Goals Supported	Suitable Living Environment
	Needs Addressed	Suitable Living Environment
	Funding	CDBG: \$75,000
	Description	Provides funding for project delivery costs for the identification of 325 code violations related to neighborhood revitalization in low income census tracts.
	Planned Activities	Decrease the number of vacant substandard housing units within the City of Tyler through the continuation of code enforcement efforts.
5	Project Name	Housing Rehabilitation
	Target Area	
	Goals Supported	Decent Housing

	Needs Addressed	Decent Housing
	Funding	CDBG: \$198,793
	Description	Funds to preserve existing housing through Minor Repair and Removal of Architectural Barriers of owner-occupied dwellings (including direct costs and project delivery costs).
	Planned Activities	Improve the condition and availability of affordable housing in FY 2013-2014 through minor repairs / ABR housing rehabilitation for low-income homeowners.
6	Project Name	New Construction/ Reconstruction
	Target Area	
	Goals Supported	Decent Housing
	Needs Addressed	Decent Housing
	Funding	HOME: \$275,141
	Description	HOME program allows for New Construction and Reconstruction of modest and affordable dwelling for low-income households.
	Planned Activities	Preserve and increase the supply of decent, safe and affordable housing for all low- and moderate- income households; and improve the ability of low- and moderate-income residents to access homeownership opportunities.
7	Project Name	Homebuyer Activities
	Target Area	
	Goals Supported	Decent Housing
	Needs Addressed	Decent Housing
	Funding	CDBG: \$35,000
	Description	Funds to provide or expand affordable housing opportunities for low-income homebuyers, including new development of single-family dwellings, down payment & closing cost assistance, principal reduction & homebuyer education to low-income homebuyers (including direct & project delivery costs).

	Planned Activities	Increase the viability for potential homeownership opportunities by providing down payment and closing cost assistance and principle reduction assistance to low-income homebuyers.
8	Project Name	Public Facilities
	Target Area	North-East Connection
	Goals Supported	Suitable Living Environment
	Needs Addressed	Suitable Living Environment
	Funding	CDBG: \$285,721
	Description	Funds to construct streets, gutters and parks located in target area.
	Planned Activities	Address infrastructure and public facility needs in the CDBG eligible areas of Tyler by providing funding for infrastructure improvements including public facilities, streets, drainage, sidewalks, water improvement, and lighting in the low-income neighborhood located in the 2013-2014 target area.
9	Project Name	Habitat for Humanity
	Target Area	
	Goals Supported	Decent Housing
	Needs Addressed	Decent Housing
	Funding	HOME: \$30,000
	Description	Funding to be used for new constuction of modest & affordable dwellings for low-income homebuyers between 30% - 60% MFI.
	Planned Activities	Preserve and increase the supply of decent, safe and affordable housing for all low- and moderate-income households; and improve the ability of low- and moderate-income residents to access homeownership opportunities.

Table 8 – Project Summary

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
North-East Connection	40

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Based on the information gained during the development of the Consolidated Plan, the City will make the HOME Program funds available for affordable housing activities throughout the City, with no geographic preference. However, every effort will be made to distribute the funds in a manner that addresses the priorities of needs identified in this plan. This includes distributing the funding throughout a variety of projects and activities that serve the maximum number of low-income, elderly, and special need households.

In accordance with the successful past targeting of federal funds in identified annual target areas, the City has made available a percentage of the CDBG funds for affordable housing and public facilities projects and activities located in an “**Annual Target Area**” of the City. The selection criteria for annual target areas included an analysis of the following: number and percentage of low-income residents, number and percentage of occupied dwelling units needing rehabilitation or reconstruction, opportunities for investment (i.e., availability of infill lots), condition of infrastructure, availability and condition of recreational areas, past target area designation, existence of active neighborhood associations, interest of residents in forming neighborhood associations, and other information determined by the City to be relevant to the concentrating of neighborhood revitalization funds.

Discussion

Based on the information gained during the development of the Consolidated Plan, the City will make the HOME Program funds available for affordable housing activities throughout the City, with no geographic preference. However, every effort will be made to distribute the funds in a manner that addresses the priorities of needs identified in this plan. This includes distributing the funding throughout a variety of projects and activities that serve the maximum number of low-income, elderly, and special need households.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The City maintains a strong commitment to preserving and maintaining the existing supply of affordable housing, as well as increasing the availability of affordable housing opportunities through facilitating and funding new construction efforts. HOME funds specifically target housing activities for low-income persons and families with assistance being provided for homebuyers, homeowners, rental development, and new construction activities. CDBG funds are also made available to provide direct assistance with homebuyer and rehabilitation activities, and also to fund infrastructure and public facilities that allow for the new development of infill housing.

On March 23, 2011 the City Council adopted an ordinance amending Tyler City Code 7 to codify established guidelines for creating a Neighborhood Empowerment Zone for the public purpose of increasing the public health, safety, and welfare of the citizens, and created a Neighborhood Empowerment Zone for the Forest Meadows Subdivision and adopted the proposed boundaries, guidelines, and incentives of the NEZ pilot program.

City staff continued to meet with TCH-CHDO Board President, PATH Executive Director, and TCH-CHDO Board to finalize project details. TCH-CHDO Board has adopted program guidelines and policies related to the development of rental housing in accordance with HOME Program guidelines. A contract was developed and used to secure the development relationship between TCH-CHDO and PATH. The HOME rental development projects and contracts between TCH-CHDO and the City have been amended and executed by both parties resulting in the new construction of 5 affordable rental unit which will be completed in PY 2013-14.

Grantees are required to set-aside \$15% of their HOME allocation to an operating CHDO. The City of Tyler's 15% equates to \$50,863.65. Currently the City of Tyler's accumulative CHDO set-aside is 22%; therefore the City will not provide CHDO set-aside for PY 2013.

The City of Tyler proposed and has implemented a coordinated program, **Housing Infill Program (HIP)** whereby the City will be the lead entity among Smith County through its Tax Assessor-Collector, Tyler Independent School District, and Tyler Junior College, that is designed to identify and utilize tax foreclosed properties to address affordable housing and neighborhood revitalization.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	0
Special-Needs	0

One Year Goals for the Number of Households to be Supported	
Total	0

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	5
Rehab of Existing Units	25
Acquisition of Existing Units	0
Total	30

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

The City of Tyler proposed and has implemented a coordinated program, **Housing Infill Program (HIP)** whereby the City will be the lead entity among Smith County through its Tax Assessor-Collector, Tyler Independent School District, and Tyler Junior College, that is designed to identify and utilize tax foreclosed properties to address affordable housing and neighborhood revitalization.

The program will implement a strategic plan within the city limits that includes five target areas in which efforts will be focused to identify properties that will support affordable housing, homeownership opportunities, neighborhood revitalization, return of properties to productive tax paying status, and public facilities improvements in declining or revitalized areas. It is anticipated that the program will include in various degrees the involvement of local, state or federal funding sources, local non-profit agencies, and area builders.

Instrumental to the success of the program is the Interlocal Agreement that has been voted upon by all of the taxing entities, the City of Tyler, Smith County Commissioners, the Tyler Independent School District Board of Trustees, and the Tyler Junior College Board of Trustees. Together with our other Partners in the Interlocal, including the Tax Assessor Collector Office, and the tax attorneys for the taxing entities, it is anticipated this coordinated program will be a needed benefit to the community.

AP-60 Public Housing – 91.220(h)

Introduction

Tyler does not have a public housing authority or public housing units.

The continued affordability of housing units assisted through the City's programs is ensured through the use of liens with designated occupancy and affordability requirements. The City also continues to develop its relationship with non-profit housing and service providers and local lending institutions to improve the quality and quantity of its affordable housing stock. The City participates in HUD's **Section 8 Housing Choice Voucher Program** and currently manages 935 allocated vouchers and 35 Port-In vouchers for rental assistance. The City's Section 8 Program inspectors ensure that the subsidized housing units continue to meet Housing Quality Standards through initial, annual, and special inspections.

A one-day snapshot of the program indicates a total of 964 Households, with 87.30% black; .003% American Indian; and 12.38% white. There were approximately 190 households on the waiting list, with a waiting period of approximately four years. The program continued to average between 20 and 40 new applicants requesting rental assistance each month. Due to the limited number of vouchers and the large number of applicants on the waiting list, the City's waiting list has remained temporarily closed.

The **Section 8 Housing Choice Voucher Program** continues to offer assistance through the use of Section 8 Housing Vouchers for **mortgage payments**. The City was successful in completing the new construction of 2 single-family units for sale to participating Voucher holders utilizing Section 8 Reserve funds. The use of these funds will continue as they are recycled for Section 8 housing activities.

Actions planned during the next year to address the needs to public housing

Strategy 1.2.4: Coordinate with the Housing Choice Voucher Program (HCVP) to identify homeownership opportunities through their subsidized funds.

Output: Meet with Housing Choice Voucher Program Manager at least annually to discuss homeownership opportunities for participants.

Outcome: HCVP participants that transition into homeownership.

Indicator: The number of HCVP participants that transition into homeownership.

The City of Tyler also provides support from its local general fund to assist with economic development activities to attract and retain new businesses and job opportunities that are available to low-income and underserved populations.

- The Neighborhood Empowerment Zone (NEZ) will encompass a new neighborhood in North

Tyler and located in a low mod census tract block group. The tract is approximately 7.91 acres and located North of the Lake View Apartment Development under construction on North Broadway Avenue. As an identified Tyler 21 initiative to create 3000 rooftops in the north Tyler area, the NEZ program will focus on the development of an entire neighborhood comprised of at least 20 homes on contiguous lots. It is anticipated that with the increase of affordable housing stock economic development will follow.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City of Tyler has no public housing. The City administers the Housing Choice Voucher Program and provides vouchers for 935 families and 35 Port-In low income families each month. Several apartment complexes participate in the Housing Choice Voucher Rental Assistance Program and provide rental assistance for tenants residing in their units.

- Continue to provide and expand affordable housing programs to reduce the economic impact of rent and homeownership burdens on low-income households.
- Continue to support local non-profit organizations that provide educational courses in homebuyer and homeowner responsibilities, home maintenance, budgeting, nutrition, parenting, affordable rental units, and other health and human services.
- Continue to support public service activities that enhance the quality of life of low-income residents.
- Continue to support public service activities that allow youth to meet their maximum potential and ultimately leave the poverty environment.
- Continue to provide and expand the Housing Choice Voucher Homeownership Program and apply each year for the Family Self Sufficiency Program funding which is designed to provide supportive and educational services leading to a decreased dependence on subsidy programs.
- Continue to provide economic development incentives utilizing local funds to encourage the retention and creation of employment opportunities available to low income residents.
- Continue to include and enforce requirements of Section 3 in applicable contracts utilizing federal funds.
- Encourage and initiate efforts to promote collaboration and reduce duplication of effort amongst the region's entities and public service providers.
- Actively participate with other local initiative designed to provide supportive services and environments to assist homeless and special need populations.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

The City of Tyler Housing Choice Voucher Program received a High Performance Rating for 2012-2013. Tyler's SEMAP score was a 100.

Discussion

The City of Tyler Housing Choice Voucher Program received a High Performance Rating for 2012-2013. Tyler's SEMAP score was a 100.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City's 2010 - 2015 Consolidated Plan Non-Housing Objective 4 included objectives and specific strategies related to meeting the needs of homeless and populations with special needs, including efforts related to ending chronic homelessness. A major component of the City's strategy includes the continued participation in the Texas Balance of States CoC and support of the various agencies and organizations that provide supportive services and emergency, transitional, and permanent housing. The City will continue with these efforts as described in the Consolidated Plan and specific objectives contained in the 2013 - 2014 Annual Plan.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Goal 3: Improve the condition and availability of affordable housing in FY 2013.

Objective 3.1: Strengthen the collaboration with homeless providers to supply a continuum of services.

Strategy 3.1.1: Attend meetings, conferences, seminars, and outreach activities that support homeless efforts.

Output: Attend at least 3 meetings and support at least one outreach effort.

Outcome: A clear understanding of issues surrounding homelessness and possible solutions.

Strategy 3.1.2: Provide staff assistance for subcommittees, homeless counts, and Continuum of Care development.

Output: At least one staff member will participate on one subcommittee and assist with homeless counts.

Outcome: Increased participation by the City of Tyler in the homeless continuum of care process.

Funding required to meet the objectives listed above would come from the ESG entitlement or Super NOFA grants. City of Tyler is not an Entitlement for the ESG Grant. Funding levels determined annually based grant funds available. Coordination efforts will be carried out by existing staff.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City participate with numerous local non-profit organizations in the **Texas Balance of States CoC** and continue with efforts to increase coordinated services for the homeless and reduce duplication of effort. A special focus of the organization has been on efforts to prevent homelessness by active and appropriate referral services and community education efforts. Other efforts to prevent homelessness includes the continued funding of public services that provide assistance and educational/training opportunities to assist low-income households improve their abilities for self-sufficiency; and providing on-going technical assistance to local service providers to increase their organizational capacity and ability to provide effective services.

Member organizations include East Texas Crisis Center, PATH, Salvation Army, United Way, Tyler AIDS Services, The Andrews Center, Habitat for Humanity, Meals on Wheels, East Texas Food Bank, and others. These organizations continued to provide emergency shelter and transitional housing needs, in addition to actively identifying and seeking other resources.

During the development process of the 2010-2015 Consolidated Plan, these organizations actively assisted with the coalition for the homeless to address shelter and health and human service needs of the City's homeless population. This process included the identification of homeless needs, homeless providers, and gaps in services, and resulted in the formulation of goals and objectives to be implemented and accomplished during the next 5-year period.

The Coalition continues to make progress in implementing the goals and strategies contained in the Continuum of Care, including the development of by-laws, informal agreements, the solicitation of additional partners, and networking/information-sharing amongst agencies.

Local non-profit organizations that provide services to the homeless are successful in maintaining their resources through active fund-raising, grant-writing, and seeking donations from trusts and foundations.

May 11, 2011, the Tyler City Council appointed a Mayor's Veterans Roundtable with the Mayor Pro Tem to serve as the Council liaison. The intent of the Roundtable is to develop and implement a Community Blueprint for supporting and enhancing Veterans services in the community as well as positively impacting the local economy. The focus of the Roundtable will be on employment, education, housing, medical care and mental health. The goal is to provide a forum to learn and share best practices and to bring key stakeholders together to collaborate in assisting those who have served our country.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Tyler actively participates with local initiatives designed to provide supportive services and environments to assist homeless and special need populations. Consultation with Texas Balance of States COC takes place with PATH, Salvation Army, Gateway to Hope and Mayor's Veteran Roundtable to end homelessness for the City's jurisdiction. These organizations help provide permanent supportive housing and assist with linking the clients to services to include independent living skills. The program requires that all participants have a self-sufficiency plan in efforts to assist them in becoming self-sufficient and to remain in permanent housing to avoid becoming homeless again. The City has non-HUD funds that it uses to provide needed public services from non-profit agencies to the community that would include assistance to the homeless and chronically homeless.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City will work to implement a plan to end homelessness at the local level using both CDBG and HUD technical assistance funds. We will utilize this process to assist all homeless programs in the City of Tyler. Homebuyer education and counseling is provided to voucher holders and other low-income families in order to facilitate homeownership opportunities for low-income and minority households. The City will continue to provide and expand the Housing Choice Voucher Homeownership Program and apply each year for the Family Self-Sufficiency Program funding which is designed to provide supportive and educational services leading to a decreased dependency on subsidy programs; Continue to provide economic development incentives utilizing local funds to encourage the retention and creation of employment opportunities available to low-income residents; Continue to include and enforce requirements of Section 3 in applicable contracts utilizing federal funds; Encourage and initiate efforts to promote collaboration and reduce duplication of effort amongst the region's entities and public service providers; Actively participate with other local initiative designed to provide supportive services and environments to assist homeless and special need populations.

The City will continue with efforts to support and facilitate supportive services provided by non-profit organizations. Additionally, the City has committed \$50,000 in CDBG Public Service funds to assist four local non-profit organizations to provide educational services, counseling, and tuition assistance to populations that have been identified as underserved illiterate adults, youth truancy, abused children, poverty level preschoolers.

Discussion

Coordinated efforts to provide funding and facilities to the non-profit agencies providing housing and services to the homeless population in the City of Tyler are on-going.

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The Analysis of Impediments to Fair Housing provides a list of impediments to fair housing in Tyler. These impediments are identified in the Analysis of Impediments completed in May 2010. The following impediments are identified and discussed as barriers to fair housing. The City has evaluated the recommended remedial actions and will continue its implementation of those recommendations that are feasible during FY 2013. In the City of Tyler, the primary barriers to affordable housing are not created through local policies. The City has made a concerted effort to streamline the development process and offer fee waivers for some development fees. An Affordable Housing Task Force was formed to examine barriers to housing development and explore ways to expand the stock of affordable housing which the City is in the process of implementing.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

To remove the barriers identified through the 2010 Analysis of Impediments to Fair Housing Choice, the City proposes the following Action Plan: 1) Continue to work with local developers and non-profit organizations to expand the stock of affordable housing. 2) Increase homebuyer outreach and education efforts in order to increase the number of minorities who apply for mortgage loans. 3) Encourage lending institutions to insure that banking services are extended to all low-income census tracts and to provide greater outreach to the low income and minority communities to lessen the use of predatory lenders. 4) Encourage the Chamber of Commerce or another local entity to consider establishing a consumer hot line for receiving complaints relative to industry practices cited. 5) The Chamber of Commerce should continue to work on expanding job opportunities through the recruitment of corporations, the provision of incentives for local corporations seeking expansion opportunities, assistance with the preparation of small business loan applications, and other activities aimed at reducing unemployment and expanding the base of higher income jobs. 6) The City of Tyler, in conjunction with the Chamber of Commerce, should become more active in supporting recruiting industries that match the demographics of the populations most unemployed, as a means of decreasing poverty rates, and increasing incomes and home ownership rates in the city. 7) Design and implement a Centralized Program of Self-Help Initiatives based on volunteers providing housing assistance to designated elderly and indigent property owners and assist them in complying with municipal housing codes. 8) Increase fair housing education and outreach. 9) Continue to disseminate regularly, fair housing materials with a focus on the protected groups. 10) Continue to hold community events to bolster awareness and assist residents to obtain affordable housing.

Discussion

The City of Tyler will further remove barriers to Fair Housing Choice by improving Fair Housing visibility on the City's website. The City's website will contain general information about discrimination in the sale or rental of housing, discrimination in financing of housing, discrimination in provision of brokerage service, complaints, investigation, hearing, legal proceedings, cooperation with federal officials, and unlawful intimidation.

AP-85 Other Actions – 91.220(k)

Introduction

The City continues to make available a significant portion of the federal grants to programs and activities that directly benefited low-income residents with affordable housing and health and human services needs. The City provided non-profit organizations and private housing developers with technical assistance and assistance with requests for data to research additional funding opportunities. The City also provided funding for programs designed to assist families to achieve self-sufficiency, and thereby break the generation welfare cycle. These efforts were geared toward providing parent education, homebuyer education, mentoring, tutoring, emergency shelter, day-care services for low-income families, leadership development in low-income neighborhoods, and demolition projects to assist in revitalization efforts.

Actions planned to address obstacles to meeting underserved needs

The lack of a coordinated community effort to reduce gaps in services and duplication of effort amongst service providers hinders the ability to provide effective and efficient services that meet the identified needs of low income and special need populations. To address this issue, the City continued to evaluate and rank requests from organizations seeking public service funding. A mandatory workshop was held for non-profit organizations interested in seeking federal funds, with the City providing technical assistance and information regarding the eligible uses of the funds and the mandatory compliance and monitoring requirements. City staff was also available to consult with individual agencies as requested. A **citizen's review committee** was again utilized to assist City staff and officials in evaluating the requests for funding in regards to the organization's capacity and ability to provide the service, the need and proposed use of the federal funds, the targeted population and numbers to be served, and the addressing of identified priority needs contained in the Consolidated Plan.

Actions planned to foster and maintain affordable housing

The City maintains a strong commitment to preserving and maintaining the existing supply of affordable housing, as well as increasing the availability of affordable housing opportunities through facilitating and funding new construction efforts. HOME funds specifically target housing activities for low-income persons and families with assistance being provided for homebuyers, homeowners, rental development, and new construction activities. CDBG funds are also made available to provide direct assistance with homebuyer and rehabilitation activities, and also to fund infrastructure and public facilities that allow for the new development of infill housing.

The continued affordability of housing units assisted through the City's programs is ensured through the use of liens with designated occupancy and affordability requirements. The City also continues to

develop its relationship with non-profit housing and service providers and local lending institutions to improve the quality and quantity of its affordable housing stock.

The City of Tyler, through the implementation of the 2010 - 2015 Consolidated Plan and the FY 2013-2014 Annual Plan, will continue its efforts to foster decent housing for residents. Specifically, the City will:

- Continue to enforce building and housing codes that set forth the standards for all affordable housing programs administered and/or supported by the City
- Continue to provide educational opportunities and training for its staff administering affordable housing programs that provide housing meeting building and housing codes
- Continue to facilitate and fund the efforts of other entities and non-profit organizations providing affordable and standard housing
- Continue to enforce the Construction Specifications adopted by the Neighborhood Services Department that specifies the quality of materials and acceptable workmanship standards to be utilized on all CDBG and HOME funded projects
- Continue to make available technical assistance and funding in support of other projects and activities that remove health and safety hazards
- Continue to make available technical assistance and funding in support of public facility and infrastructure improvements in low income neighborhoods in order to encourage the redevelopment and new development of new affordable and decent housing opportunities and to improve the overall quality of life for low income residents

Actions planned to reduce lead-based paint hazards

The City recognizes that older homes are potential sources of lead-based paint hazards, which can have detrimental effects on young children. As noted in the Homeless Needs Assessment, a considerable portion of the housing stock in Tyler has the potential of containing lead-based paint hazards.

The City is aware of the possible dangers of lead poisoning and will continue to monitor available health data to identify incidences of the problem. The City will distribute information to the public regarding the hazards of lead paint in addition to continuing the testing of lead paint on housing units being considered for CDBG or HOME assistance.

The following actions will be undertaken:

- Appropriate City staff not yet certified will completed the EPA-Accredited Certified Renovator Training. Policies and procedures will be updated as required and all contractors are required to complete the certified renovator training certification as well.
- Provide public information and education regarding lead-based paint,
- Integrate lead hazard evaluation and reduction activities into housing activities when applicable,

- Monitor regular reports from the County Health Department and Texas Department of State Health Services to track the level of reported lead poisoning,
- Encourage local construction contractors to become certified as lead paint inspectors, removers, and abaters, and
- Continue to develop technical capacity within the City to manage lead-paint impacted projects

Actions planned to reduce the number of poverty-level families

In an effort to promote and encourage economic and social self-sufficiency, the City will undertake the following actions:

- Continue to provide and expand the Housing Choice Voucher Homeownership Program and the Family Self Sufficiency Program (FSS) with funding received for FY 2013. The FSS Program is designed to provide supportive and educational services leading to a decreased dependence on subsidy programs,
- Continue to provide and expand affordable housing programs to reduce the economic impact of rent and homeownership burdens on low-income households,
- Continue to provide economic development incentives utilizing local funds to encourage the retention and creation of employment opportunities available to low income residents,
- Continue to include and enforce requirements of Section 3 in applicable contracts utilizing federal funds,
- Continue to support local non-profit organizations that provide educational courses in homebuyer and homeowner responsibilities, home maintenance, budgeting, nutrition, parenting, affordable rental units, and other health and human services,
- Continue to support public service activities that enhance the quality of life of low-income residents,
- Continue to support public service activities that allow youth to meet their maximum potential and ultimately leave the poverty environment,
- Encourage and initiate efforts to promote collaboration and reduce duplication of effort amongst the region's entities and public service providers, and
- Actively participate in the Texas Balance of States CoC for the Homeless and other local initiatives designed to provide supportive services and environments to assist homeless and special need populations.

Actions planned to develop institutional structure

The City of Tyler will coordinate and administer the identified goals, objectives, and strategies discussed in this document through its Neighborhood Services Department. The City will utilize and administer its CDBG, HOME, and other local, state, and federally-funded programs (as available) to support numerous

affordable housing programs and other community development activities to assist low-income citizens and revitalize declining neighborhoods.

The City will also consider and offer letters of support when appropriate to other organizations and agencies seeking grant or state/federal funding. The staff in the Neighborhood Services Department shall act as liaisons to coordinate with volunteer groups who offer free labor assistance to low-income homeowners, other public and private groups providing housing assistance, and public and private groups who provide supportive services to low-income families. In addition, the City will continue to provide technical assistance and funding of health and public services as funds are available.

Actions planned to enhance coordination between public and private housing and social service agencies

The City continues to pursue all funding opportunities that provide assistance to public and private agencies and other public service providers. The City will continue to provide technical assistance, assist in securing other funding sources (federal and non-federal), and break down barriers in an effort to streamline processes and increase local coordination efforts.

Discussion

For many years, the City of Tyler has been involved in identifying and addressing community needs for affordable housing, neighborhood revitalization, and the improvement or expansion of public services through varying projects involving federal housing programs, non-profits entities, and City initiatives.

The City of Tyler proposed and has implemented a coordinated program, Housing Infill Program (HIP) whereby the City will be the lead entity among Smith County through its Tax Assessor-Collector, Tyler Independent School District, and Tyler Junior College, that is designed to identify and utilize tax foreclosed properties to address affordable housing and neighborhood revitalization.

The program will implement a strategic plan within the city limits that includes five target areas in which efforts will be focused to identify properties that will support affordable housing, homeownership opportunities, neighborhood revitalization, return of properties to productive tax paying status, and public facilities improvements in declining or revitalized areas. It is anticipated that the program will include in various degrees the involvement of local, state or federal funding sources, local non-profit agencies, and area builders.

Instrumental to the success of the program is the Interlocal Agreement that has been voted upon by all of the taxing entities, the City of Tyler, Smith County Commissioner, the Tyler Independent School District Board of Trustees, and the Tyler Junior College Board of Trustees. Together with our other Partners in the Interlocal, including the Tax Assessor-Collector Office, and the tax attorneys for the taxing entities, it is anticipated this coordinated program will be a needed benefit to the community.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

The City of Tyler has no other forms of investment than those that are described in Sec. 92.305(b) of this HOME Investment Partnership Act. The proposed HOME entitlement for fiscal year 2013-2014 is \$339,045. We anticipate receiving \$196,000 in program income from the sale of new construction housing units which is being budgeted for new construction/reconstruction activities in FY 2013-2014.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- | | |
|--|----------|
| 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed | 0 |
| 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. | 0 |
| 3. The amount of surplus funds from urban renewal settlements | 0 |
| 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan | 0 |
| 5. The amount of income from float-funded activities | 0 |
| Total Program Income: | 0 |

Other CDBG Requirements

- | | |
|---|--------|
| 1. The amount of urgent need activities | 0 |
| 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. | 76.00% |

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is

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as follows:

HOME Program funds will not be used for investment purposes or for the refinancing of existing mortgages. The City has elected to utilize the Recapture provision in the event of default on all homebuyer activities and will reduce the HOME Program investment on a pro-rated basis for any remaining affordability period. The affordability period is based on the total amount of HOME funds subject to recapture. The amount of funds subject to recapture shall be based on the net proceeds available from any sale, rather than the entire amount of the HOME investment that enabled the homebuyer to buy the dwelling unit.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

See Attachment A Pg. 1-2

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See Attachment B Pg. 1-2

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds. In addition, the funds will not be used to refinance multifamily loans made or insured by any federal program. The City is aware that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.

Discussion

The City of Tyler, through a coordinated effort with other organizations, is committed to the goals of affirmative marketing and fair housing. The following steps will be taken:

Inform the public, potential tenants, and owners about federal fair housing laws and affirmative marketing policies;

Place news releases in the Tyler Morning Telegraph Newspaper and the Ebony News Journal promoting fair housing;

Produce and utilize print and electronic media advertisements and public service announcements to spread public information on fair housing;

Conduct fair housing workshops and seminars for the public;

Conduct fair housing presentations and seminars to the local Board of Realtors, lenders, and property owners;

Conduct a study to determine Impediments to Fair Housing;

Solicit bids and services from Minority Business Enterprises (MBE) and Women-owned Business Enterprises (WBE);

Support City Purchasing in maintaining a directory of MBEs and WBEs;

Utilized regional certified local and regional Disadvantaged Women and Minority Business Enterprises (W/M/DBEs), as required by federal funding sources and other local and regional entities;

Support the process for update the listing of W/M/DBEs for City purchasing and procurement and to be used as a W/M/DBE location tool for other city and regional office needs;

Report W/M/DBE participation to federal funding agencies for and through City Departments;

Work with the Purchasing Department to track W/M/DBE participation percentages; and

Strengthen ties with the City's economic development initiatives as well as other local and regional economic development entities.